



8, St. Marys Road
Frinton-On-Sea, CO13 9HP

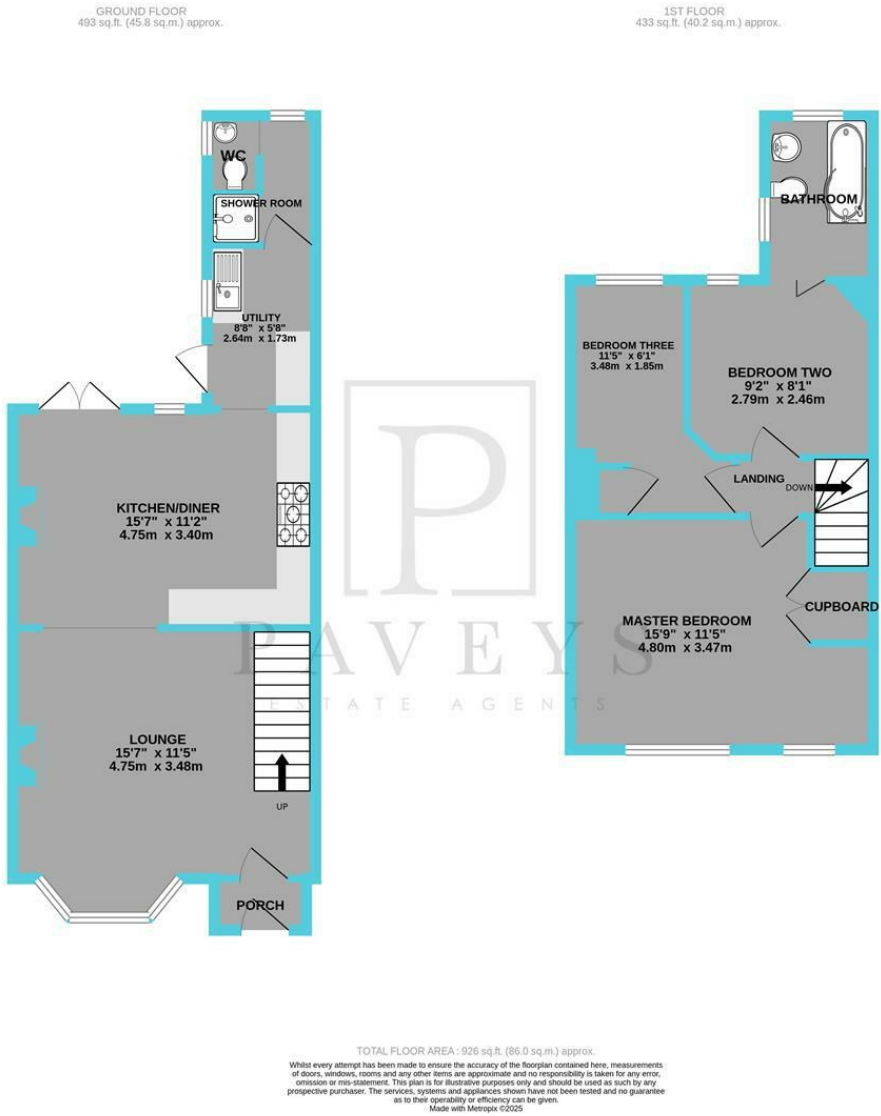
Price £370,000 Freehold

INSIDE THE GATES

An OLDER STYLE THREE BEDROOM SEMI DETACHED HOUSE in excellent decorative order and situated a short walk from the beach and the shops, restaurants and cafes in Connaught Avenue. The ground floor consists of an attractive lounge with bay window, spacious kitchen diner with doors to the garden, utility room and modern shower room/cloakroom. On the first floor there are three bedrooms and the bathroom. Outside there is a well maintained private rear garden and to the front a hard standing area retained by picket fencing. The property is conveniently positioned in the heart of Frinton-on-Sea and is within easy reach of Frinton Railway Station with links to Chelmsford and Central London and falls within catchment for the popular Frinton Primary School. An internal viewing is highly recommended in order to appreciate the presentation and location of this property. Call Paveys to arrange your appointment to view.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
		Potential			Potential
Very energy efficient - lower running costs		85	Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E	59		(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



PORCH
Composite entrance door with feature stained glass to front aspect, double glazed windows to front and side aspects, exterior light.

LOUNGE 15'7 x 11'5 (4.75m x 3.48m)
Feature stained glass entrance door to Lounge, double glazed bay window to front with bench seating, laminate flooring, stair flight to First Floor, feature recessed fireplace, wooden mantel and granite hearth, TV point, radiators with covers, under stairs storage cupboard, open access to Kitchen Diner.

KITCHEN DINER 15'7 x 11'2 (4.75m x 3.40m)
Double glazed double door to rear garden, double glazed window to rear, laminate flooring, feature recessed fireplace, wooden mantel and granite hearth, open access to Utility, spot lights, radiator with cover.

Kitchen: Over and under counter units, work tops, space for Range Oven with extractor hood over, tiled splash back, under unit lighting.

UTILITY ROOM 8'8 x 5'8 (2.64m x 1.73m)
Over and under counter units, work tops, inset sink and drainer with pull down tap. Space for fridge freezer, space and plumbing for washing machine. UPVC double glazed door to side, double glazed window to side, door to Shower Room/Cloakroom, laminate flooring, tiled splash back.

SHOWER ROOM & CLOAKROOM
Double glazed window to rear, tiled flooring, part tiled walls, fully fitted tiled shower unit with glass door, chrome heated towel rail, radiator. Door to Cloakroom with white low level WC and pedestal wash hand basin, double glazed window to side, tiled flooring, fully tiled walls.

FIRST FLOOR
FIRST FLOOR LANDING
Laminate flooring.

MASTER BEDROOM 15'9 x 11'5 (4.80m x 3.48m)
Two double glazed windows to front, laminate flooring, TV point, built in cupboard, radiator.

BEDROOM TWO 9'2 x 8'1 (2.79m x 2.46m)
Double glazed window to rear, laminate flooring, concertina door to Bathroom, radiator.

BEDROOM THREE 11'5 x 6'1 (3.48m x 1.85m)
Double glazed window to rear, laminate flooring, built in cupboard, radiator.

BATHROOM
Modern white suite comprising low level WC, vanity wash hand basin and P shaped bath with shower and screen over. Double glazed windows to rear and side aspects, LVT flooring, bathroom wall panelling, spot lights, extractor fan, illuminated wall mirror, heated towel rail.

OUTSIDE FRONT
Paved frontage with retaining gate and picket fencing, gated access to rear.

OUTSIDE REAR
Private rear garden, paved patio area which is part covered by a pergola, lawn areas with retaining borders, pathway leading to the rear of the garden to a further raised patio area, two timber sheds, timber summer house, outside tap, exterior lighting and power points, gated access to front.

IMPORTANT INFORMATION
Council Tax Band: TBC
Tenure: Freehold
Energy Performance Certificate (EPC) rating: TBC
The property is connected to electric, gas, mains water and sewerage.

DISCLAIMER
These particulars are intended to give a fair description of the property and are in no way guaranteed, nor do they form part of any contract. All room measurements are approximate and a laser measurer has been used. Paveys Estate Agents have not tested any apparatus, equipment, fixtures & fittings or all services, so we can not verify if they are in working order or fit for purpose. Any potential buyer is advised to obtain verification via their solicitor or surveyor. Please Note: the floor plans are not to scale and are for illustration purposes only.

REFERRAL FEES
Paveys reserve the right to recommend additional services. Paveys do receive referral fees of between £75-£150 per transaction when using a recommended solicitor. £50 or 10% referral fee on a recommended Surveying Company. £200 referral fee on Paveys nominated independent mortgage broker service. Clients have the right to use whomever they choose and are not bound to use Paveys suggested recommendations.

MONEY LAUNDERING REGULATIONS 2017
Paveys Estate Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £45 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.